

**ORDINANCE NO. 20080131-119**

**AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, REZONING AND CHANGING THE ZONING MAP FOR PROPERTY LOCATED AT 4525 GUADALUPE STREET IN THE NORTH HYDE PARK NCCD-NP AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT, TO ALLOW A CHANGE IN SITE DEVELOPMENT STANDARDS ON THE PROPERTY.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district to multifamily residence moderate high density neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district on the property located in the Avenue A District at 4525 Guadalupe Street in the North Hyde Park neighborhood conservation-neighborhood plan combining district described in Zoning Case No. C14-04-0196.02, on file at the Neighborhood Planning and Zoning Department, generally located one-half block east and one-half block west of Avenue A from 45<sup>th</sup> Street to the Intramural Fields, and identified in the map attached as Exhibit "A".

**PART 2.** The North Hyde Park NCCD-NP was approved August 18, 2005 under Ordinance No. 20050818-064 and amended under Ordinance No. 10070308-040.

**PART 3.** Ordinance No. 20050818-064 is amended to change a condition of zoning for the property at 4525 Guadalupe Street (the "Property") in the Avenue A District as shown in this Part.

**PART 8. AVENUE A DISTRICT.** The following site development regulations apply in the Avenue A District.

1. Site Development Standards Table. Except as otherwise modified in this part, the following site development regulations apply in the Avenue A District.

AVENUE A DISTRICT  
SITE DEVELOPMENT STANDARDS

	SF-3	MF-2	MF-3	MF-4	GR	GO
Minimum lot size	5750	8000	8000	8000	5750	5750
Minimum lot width	50	50	50	50	50	50
Maximum FAR**	--	0.5	0.75	0.75	1	1
Maximum building coverage	40%	70%	70%	70%	60%	60%
Maximum impervious cover	45%	70%	70%	70%	80%	80%
Maximum height*	30	35	35	40	40	35/40
Min interior side yard setback	5	5	5	5	5	5
Minimum rear yard setback	10	10	10	10	10	10
Minimum front yard setback	--	10	10	10	--	--
Maximum front yard setback	--	20	20	20	--	--
*Property on the east side of Avenue A – height limit 30' and 2.5 stories in rear 50' – otherwise 35'						
*Property on the west side of Avenue A – height limit 40'						
**Property at 4525 Guadalupe St – FAR 1.0						

2. Except as otherwise provided in this part, on Avenue A:
  - a. the minimum street yard setback is 15 feet; and
  - b. the maximum street yard setback is 20 feet.
3. This section applies to West 45<sup>th</sup> Street and West 46<sup>th</sup> Street. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.
4. A two-family residential use or duplex use is permitted on a lot that is 6000 square feet or larger.
5. Except as provided in Section 6 of this part, a porch may extend:

- a. on Avenue A, a maximum of five feet in front of the street front yard setback; and
  - b. on a street other than Avenue A, a maximum of five feet in front of a street yard setback.
6. A porch must be at least five feet from a property line that faces a street.
7. For an accessory building the minimum setback from:
  - a. a property line facing Avenue A is 60 feet; and
  - b. a property line facing a street other than Avenue A is 15 feet; and
  - c. an interior side property line is five feet.
8. On the east side of Avenue A the minimum setback from a rear property line for an accessory building for a single-family use that is not more than 20 feet in height, is five feet.
9. A non-complying accessory building may be reconstructed at its existing location for a single-family use, but may not be less than three feet from the rear yard, interior side yard, and street side yard property lines.
10. An attached garage shall be a minimum of 60 feet from a property line facing Avenue A.
11. This section applies to a duplex or two-family residential use if there are at least five bathrooms in all buildings in which the use is located. An additional parking space is required for each new full bathroom constructed on the property.
12. Driveway runners or gravel driveways are permitted to provide access for a maximum of four parking spaces. The design and construction must be approved by the Director of the Watershed Protection and Development Review Department.
13. For a through lot with frontage on both Guadalupe Street and Avenue A, both frontages shall be treated as front streets.

14. Community commercial-mixed use (GR-MU) site development density standards apply to the property located at 4525 Guadalupe Street.

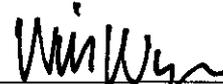
**PART 4.** Except as amended by this ordinance, the Property is subject to Ordinance No. 20050818-064 that established the North Hyde Park neighborhood conservation-neighborhood plan combining district. In all other respects, the terms of conditions of Ordinance No. 20050818-064, as amended, remain in effect.

**PART 5.** This ordinance takes effect on February 11, 2008.

**PASSED AND APPROVED**

January 31, 2008

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Will Wynn  
Mayor

**APPROVED:**

  
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David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Gentry  
City Clerk

